

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 10/13/04 Item 3.c.

File Number
CP04-078

Application Type
Conditional Use Permit

Council District
9

Planning Area
Cambrian-Pioneer

Assessor's Parcel Number(s)
523-38-025

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Suparna Saha

Location: West side of Taft Drive approximately 150 feet southerly of Coronet Drive (5449 Taft Drive)

Gross Acreage: 1.32

Net Acreage: 1.32

Net Density: N/A

Existing Zoning: R-1-8 Residence

Existing Use: PG& E Tower w/ 7 wireless communication antennas

Proposed Zoning: No change

Proposed Use: Existing use w/ 3 additional wireless communication antennas

GENERAL PLAN

Completed by: Suparna Saha

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: Suparna Saha

North: Single-family detached residential

R-1-8 Residence

East: Single-family detached residential/public utility corridor

R-1-8 Residence

South: Single-family detached residential

R-1-8 Residence

West: Single-family detached residential/public utility corridor

R-1-8 Residence

ENVIRONMENTAL STATUS

Completed by: Suparna Saha

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: Suparna Saha

Annexation Title: Union No. 4

Date: August 30, 1956

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval
☒ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: October 6, 2004
☐ _____

Approved by: Susan Walton
☒ Action
☐ Recommendation

APPLICANT/OWNER

Pacific Gas and Electric Co.
Lori I. Austin
P.O. Box 770000
San Francisco, CA 94177-0001

DEVELOPER

Mark Gagne
Peacock Associates
5855 Doyle Drive, Suite 108
Emeryville, CA 94608

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: Suparna Saha

Department of Public Works

No comments

Other Departments and Agencies

Fire

GENERAL CORRESPONDENCE

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The developer, MetroPCS, is requesting a Conditional Use Permit to allow the installation of three wireless communication antennas on an existing PG&E transmission tower of approximately 117.5 feet in height, and the placement of a 200 square foot equipment shelter at the base of the tower. Currently, there are seven (7) other existing wireless communication antennas, approved in 2000 under File No. CP00-056, for AT&T Wireless antennas installed midway to the top of the tower, and an existing microwave dish at the top approved in 2004 under File No. CP04-010 for SprintPCS. The Zoning Ordinance requires a Conditional Use Permit for wireless communication antennas in the R-1-8 Residence Zoning District.

The site is located within a 65-foot wide PG&E right-of-way on the west side of Taft Drive between the rear yards of single-family residences fronting on Coronet Drive and Blossom Valley Drive. It is bounded by single-family detached residential uses and other PG&E transmission towers within the PG&E corridor to the east and west. Single-family detached residences are also located to the north and south.

In 1996, staff explored the issues of electromagnetic radiation to determine if emissions from the proposed antennas posed a public health concern. Staff found that the low-frequency, low-energy, non-ionizing emission associated with wireless communications antennas were well below the recognized safety standards set by the American National Standards Institute (ANSI). Staff concluded there was no evidence that such transmission would result in adverse health effects to people living or working in the vicinity of the antennas. Further, Staff investigated reports that wireless communication transmission interfered with hearing aids, pace makers, and other electronic devices. Staff determined the reported interference resulted from cordless telephones and not from the antennas.

Project Description

The proposed project consists of the installation of three (3) wireless communication antennas on an existing PG&E utility tower approximately 117.5 feet in height. The three proposed antennas will be installed at the top of the tower and will have a maximum height of approximately 117 feet. Each antenna panel measures approximately 56"x18"x2.75" (LxWxD). A 10 x 20-foot equipment enclosure is proposed to be located directly under the utility tower to house associated equipment. The enclosure will be comprised of a 6-foot tall redwood fence. Coaxial cables, routed down the tower to an underground conduit, will connect the antennas to the equipment within the enclosure. This proposal does not include an emergency back-up generator.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the environment review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act, in that the project consists of a minor alteration to an existing facility involving a negligible expansion of use.

GENERAL PLAN CONFORMANCE

The subject site is designated Medium Low Density Residential (8 DU/AC) on the San José 2020 General Plan Land Use/Transportation Diagram. The General Plan states that developed parcels of two acres or less are considered to conform with the General Plan regardless of how the parcel is designated on the Land Use/Transportation Diagram. The subject site is 1.32 acres in size and contains existing public utility improvements; therefore, a proposal for wireless antennas is considered to conform to the “public/quasi public” General Plan on this site.

ANALYSIS

The primary issues analyzed under this proposal include conformance to 1) the Zoning Ordinance, and 2) the City Council Policy 6-20, *Land Use Policy for Wireless Communications Antennas*, which provides criteria for siting such facilities including location, setbacks from residential uses, and parking.

Conformance to the Zoning Ordinance

The locations of the proposed antennas and equipment conform to the setback requirements of the R-1-8 Residence zoning district. Additionally, under section 20.80.1900 of the Zoning code, specifically related to wireless communication antennas, new antenna structures mounted on existing buildings or structures may extend up to 10 feet above the height of the existing structure provided that the antennas are architecturally integrated into the structure and do not add to the visual clutter of the structure. In this case the placement of the antennas will be in such a manner that the height of the existing tower will not be increased and the project will therefore comply with the height allowance in the Zoning Code.

The proposed project does not include either a temporary or permanent emergency back-up generator. In the event the installation of such equipment is proposed in the future, such a proposal would be subject to a Special Use Permit and additional environmental review.

Conformance to City Council Policy 6-20 for Wireless Communications Antennas

The City Council policy generally discourages wireless communications facilities from properties with residential land use designations except Residential Support for the Core, High-Density Residential, or Transit Corridor Residential. Although the site is designated for single-family residential, the project conforms to the General Plan because the 1.32 gross acre site contains an existing public utility tower with existing wireless communication facility and is treated as if designated public/quasi public. Therefore, the proposed project will collocate antennas, sharing a single utility structure, with two (2) other communication companies on residentially-designated antennas property developed solely with the residential use of public utilities. The Council Policy allows communication antennas and associated equipment shelters on an existing PG&E tower within a corridor for high-tension lines exceeding 220 kilovolts thus being consistent with the Council policy.

The Council policy requires that antennas mounted on a utility structure within a utility corridor such as PG&E transmission tower be located at least 20-feet horizontally from a single-family residential property line. The structure-mounted antennas are located approximately 38 and 63 feet horizontally from the southerly and northerly single-family residential property lines, consistent with Council Policy. The antennas will be located atop an existing PG&E tower, approximately 117 feet tall. The antennas will not exceed the existing height of the utility tower.

The Council Policy requires building-mounted or utility-mounted antennas to be located to minimize visual impacts and to be architecturally-integrated into the structure. It also requires ancillary equipment to be screened. The proposed antennas are collocated on an existing PG&E utility tower that has existing overhead service lines. Although visible, the antennas will be painted to match the existing color of the utility tower and will not significantly add to the visual impacts already created by existing utility poles and overhead service lines on the site.

The equipment enclosure is proposed to be screened by 6-foot tall redwood fencing. Although the equipment is located behind existing rear yard fences, the proposed equipment and enclosure will not be visible from adjacent properties. In conformance with the Policy, additional landscaping, including six 24" box trees, are to be planted to screen the visibility of the equipment enclosure from the southern residential property line.

PUBLIC OUTREACH

Notices of the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the subject site. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report. Staff has been available to discuss the project with interested members of the public.

RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the following findings and conditions in its Resolution.

The Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Medium Low Density Residential (8 DU/AC) on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
2. The General Plan states that developed sites that are two acres or less in size conform to the General Plan regardless of how it is designated on the Land Use/Transportation Diagram. This site is considered to be public/quasi-public in that it is within the PG&E tower right of way.
3. The subject site is 1.32-acres in size and is owned and developed as a public utility facility corridor with several tall high-tension power lines.
4. The proposed project includes installation of three wireless communication antennas on an existing PG&E utility pole 117.5 feet in height that currently has six wireless communication antennas and a microwave dish antenna.
5. The proposed antennas will not increase the overall height of the existing utility tower.

6. The proposed antennas will have a minimum horizontal separation of 38 feet from the nearest residential property line.
7. The antennas will be painted to match the existing structure to minimize the visual impact created by existing utility poles and overhead service lines on the site. Additional landscaping is proposed to screen the visibility of the equipment enclosure from Taft Drive.
8. Under the provisions of Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.
9. The proposed equipment enclosure will effectively screen the equipment with a new 6-foot tall wooden fence.
10. The proposed project does not include an emergency back-up generator.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project conforms to the site's General Plan Land Use Transportation Diagram designation of Medium Low Density Residential (8 DU/AC).
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.
4. The proposed project is consistent with City Council Policy 6-20: Land Use Policy for Wireless Communication Facilities.
5. The proposed antennas will have adequate horizontal separation from the nearest residential structure.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and

3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance and Payment of Recording Fees.** The "Acceptance of Permit and Conditions" form shall be **signed, notarized, and returned** to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

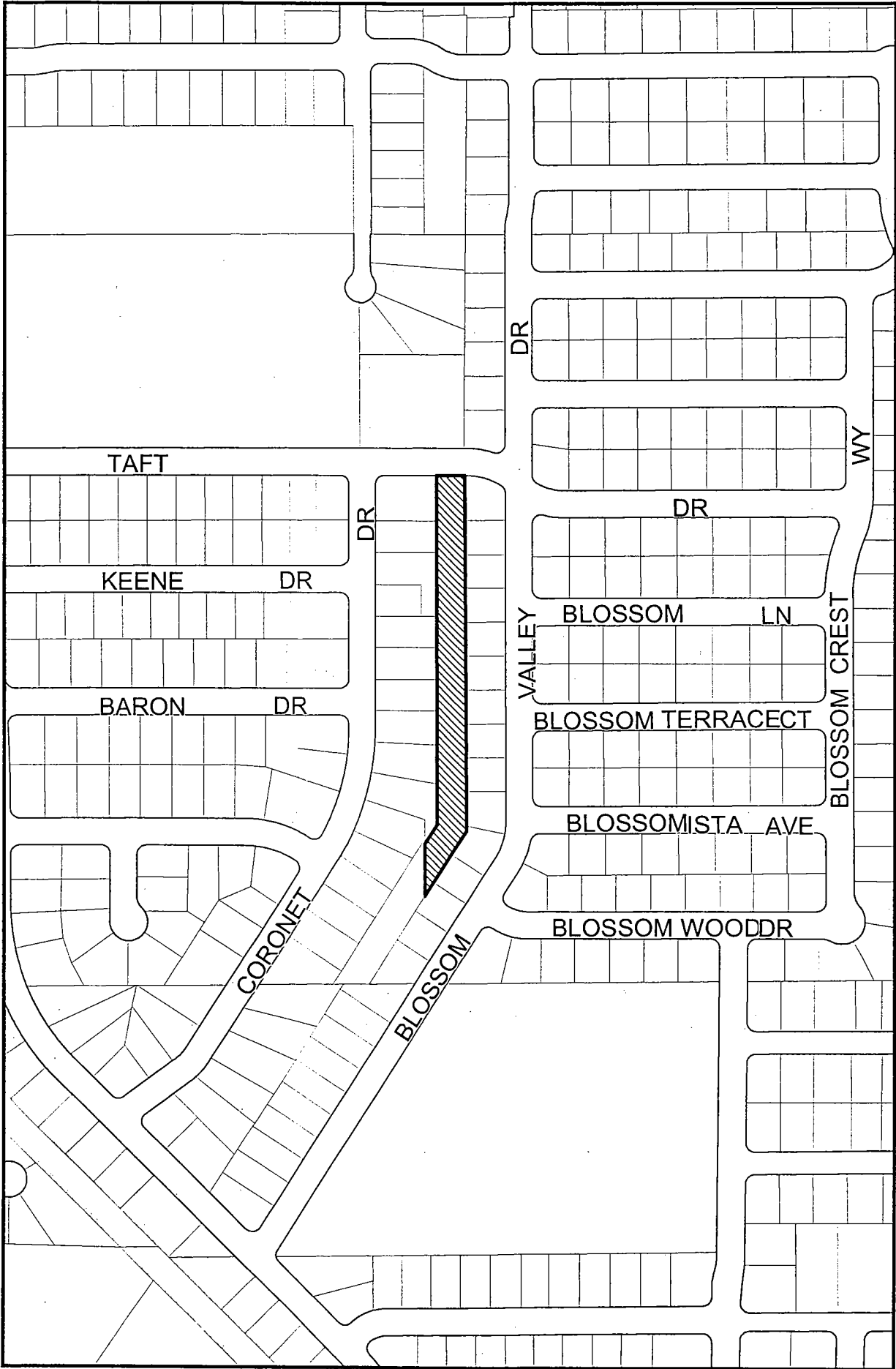
1. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "PG&E Taft Tower # SF07090B" dated July 30, 2004 , revised September 10, 2004, on file with the Department of Planning, Building and Code Enforcement.
2. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
3. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit.
4. **Lighting.** This permit allows no on-site lighting.
5. **Tree Removals.** No tree larger than 56 inches in circumference, at a height 24 inches above the natural grade slope, may be removed without a Tree Removal Permit issued by the Director of Planning.
6. **Outside Storage.** No outside storage is permitted for the project except in areas designated on the approved plan set.

7. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning.
8. **Colors and Materials.** All building, structures and fencing colors and materials are to be those specified on the approved plan set.
9. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This permit file number, CP 04-078 shall be printed on all construction plans submitted to the Building Division.
 - b. *Emergency Address Card.* The project developer shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
 - c. *Construction Conformance.* A project construction conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to final inspection approval by the Building Department, Developer shall obtain a written confirmation from the Planning Division that the project, as constructed, conforms with all applicable requirements of the subject Permit, including the plan sets. To prevent delays in the issuance of Building Permits, please notify Planning Division staff at least one week prior to the final Building Division inspection date.
10. **Fire Hydrants.** Public (off-site) and private (on-site) fire hydrants shall be provided as required to the satisfaction of the Fire Chief.
11. **Fire Hydrants and Driveways.** All fire hydrants shall be at least 10 feet from all driveways to the satisfaction of the Fire Chief.
12. **Fire Flow.** Required fire flow for the site is 2,000 gpm, or as otherwise approved in writing by the Fire Chief.
13. **Fire Lanes.** Fire lanes, suitably designated "FIRE LANE - NO PARKING," shall be provided to the satisfaction of the Fire Chief.
14. **Hazardous Materials.** Any hazardous materials regulated by Chapter 17.68 of the San José Municipal Code on the site must be used and stored within approved buildings and/or within areas specified on the approved plan set, if any, in full compliance with the City's Hazardous Material Ordinance and the Hazardous Materials Management Plan for the site approved by the San José Fire Prevention Bureau.
15. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings, structures, fencing, and wall surfaces within 48 hours of defacement.
16. **Landscaping.** Planting and irrigation are to be provided, as indicated, on the final Approved Plan Set. Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with Part 4 of Chapter 15.10 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.

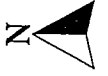
17. **Certification.** Pursuant to San José Municipal Code, Section 15.10.486, certificates of substantial completion for landscape and irrigation installation shall be completed by licensed or certified professionals and provided to the Department of Planning, Building and Code Enforcement prior to approval of the final inspection of the project.
18. **Discontinuation of Use.** Upon discontinuation of the use of the subject antennas, the applicant shall remove all antenna improvements and related equipment/enclosures associated with this permit within 30 days.
19. **Co-location.** The owner(s) and operators of the proposed antenna support structure shall allow the co-location of PCS antennas for other providers. Other wireless providers shall also be allowed to add on to existing at grade equipment enclosures.
20. **Generators.** This project does not permit the use temporary or permanent emergency back-up generators unless otherwise approved by the Director of Planning.

CONDITIONS SUBSEQUENT

1. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site or the construction of buildings has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit for a period of up to two years. The Permit Adjustment must be approved prior to the expiration of this Permit.
2. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.



Scale: 1"= 300'

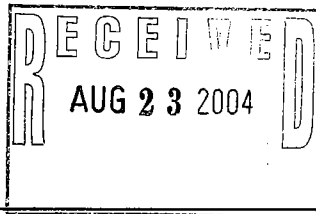


 Subject Site

File Number: CP04-078

Council District: 9

Quad Number: 127



#23

Memorandum

TO: Suparna Saha
Planning and Building

FROM: Nadia Naum-Stoian
Fire Prevention Engineer
San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 08/19/04

Approved

Date n/a

PLANNING NO.: CP04-078
DESCRIPTION: Wireless - Conditional Use Permit to allow 3 antennas to an existing 117'-7" tall PG&E utility tower and construction of 150 square foot equipment shelter on a 1.33 gross
LOCATION: west side of Taft Drive approximately 150 feet south of Coronet Drive
ADDRESS: west side of Taft Drive approximately 150 feet south of Coronet Drive (5449 TAFT DR)
FOLDER #: 04 121986 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

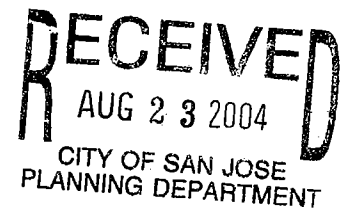
- These comments are based on the following information:

Largest building: 200_sq. ft.

Construction Type: VN

Number of stories: 1

- Minimum site fire flow requirement per San Jose City ordinance: 2,000 G.P.M.
- Average hydrant(s) spacing: 500 feet - Subject to Fire Department approval
- Comply with comments from the Building/Fire Departments at the plan review stage.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.



• **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:**

1. The needed fire flow noted above shall be provided from a minimum of 2 hydrants and shall be spaced apart on average 500 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department. *VERIFY EXISTING WITH WATER COMPANY*
- Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.
- The Hazardous Materials process can be lengthy and complex. The applicant should contact the Hazardous Materials Division at (408) 277-4659 as soon as possible to initiate the process.

Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, the applicable sections of the San Jose Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval.

- A permit and applicable fees must be obtained prior to the use, storage, or handling of hazardous materials, liquids, gases, and/or chemicals.
- Obtain permit and pay applicable fees prior to the installation, repair, alteration, abandonment, or place temporarily out-of-service tanks, piping or equipment in connection with the storage, use or handling flammable/combustible liquids, toxic gases, or other chemicals, and meet the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, and applicable sections of the San Jose Fire Code and National Fire Codes.
- Contact the Hazardous Materials Division at (408) 277-4659 regarding storage requirements for construction site use and storage of regulated materials.
- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.



BY: Nadia Naum-Stoian FPE
Bureau of Fire Prevention
San Jose Fire Department

MetroPCS Inc.

PG&E TAFT

SF07090B

5449 TAFT DRIVE
SAN JOSE, CA 95124

TOWER NO. 11/51, LINE NAME: VASONA-METCALF 230 KV
SAP#: 40587079

TYPE OF EQUIPMENT: CDMA-MODCELL V.4.0
SITE TYPE: EQUIPMENT: GROUND LEVEL
ANTENNA - PG&E TOWER
LONGITUDE: SEE SURVEY
LATITUDE: SEE SURVEY

A/C	AIR CONDITIONING	MGR	MANAGER
ADJ	ADJUSTABLE	MIN	MINIMUM
APPROX	APPROXIMATELY	MISC	MISCELLANEOUS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	N	NORTH
AWG	AMERICAN WIRE GAUGE	NA	NOT APPLICABLE
		NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
BLDG	BUILDING	OC, O/C	ON CENTER
BLK	BLOCK	OD	OUTSIDE DIAMETER
BMR	BASE MOBILE RADIO	OPG	OPENING
B/S	BUILDING STANDARD	OPP	OPPOSITE
CLG	CEILING	PLYWD	PLYWOOD
CND	CONDUIT	PR	PAIR
CONC	CONCRETE	PROJ	PROJECT
CONST	CONSTRUCTION	PROP	PROPERTY
CONT	CONTINUOUS	PT	PRESSURE TREATED
DBL	DOUBLE	REQ'D	REQUIRED
DIA, Ø	DIAMETER	RM	ROOM
DIAG	DIAGONAL	RO	ROUGH OPENING
DIM	DIMENSION	S	SOUTH
DN	DOWN	SHT	SHEET
DTL, DETL	DETAIL DRAWING	SIM	SIMILAR
DWG		SPEC	SPECIFICATION
E	EAST	SO	SQUARE
EA	EACH	SS	STAINLESS STEEL
ELEV	ELEVATION	STL	STEEL
ELECT	ELECTRICAL	STRUCT	STRUCTURAL
EQ	EQUAL	SUSP	SUSPENDED
EQUIP	EQUIPMENT	SV	SHEET VINYL
EW	EACH WAY	THRU	THROUGH
EXIST	EXISTING	TINNED	TINNED
EXT	EXTERIOR	TOC	TOP OF CONCRETE
FIN	FINISH	TOM	TOP OF MASONRY
FLUOR	FLUORESCENT	TYP	TYPICAL
FLR	FLOOR	UBC	UNIFORM BUILDING CODE
FT	FOOT	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZE(D)	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	VT	VINYL TILE
GRND	GROUND	W	WEST
GRWB	GYP SUM WALL BOARD	W/	WITH
GYP BD	GYP SUM BOARD	WIN	WINDOW
		W/O	WITHOUT
		WP	WATERPROOF
HARD'WD	HARDWOOD		
HORIZ	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING, VENTING & AIR CONDITIONING		
ID	INSIDE DIA.		
IN	INCH		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
LB(S)	POUND(S)		
MAX	MAXIMUM		
MECH	MECHANICAL		
MET, MTL	METAL		
MFR	MANUFACTURER		

△	REVISION	⊕	DETAIL REFERENCE
◇	KEY NOTE	⊕	ELEVATION REFERENCE
100	ROOM NUMBER	⊕	SECTION REFERENCE
22	KEYED NOTE		

SYMBOLS AND ABBV.

ARCHITECT:

DCI PACIFIC
3184-B AIRWAY AVENUE
COSTA MESA, CA 92626
CONTACT: BOK YU
DK DO
PHONE: (714) 429-1400
E-MAIL: BOK@DCIPACIFIC.COM
DKDO@DCIPACIFIC.COM
FAX: (714) 429-1404

POWER:

COMPANY: PG&E
CONTACT:

PHN:
FAX:
E-MAIL:

TELCO:

COMPANY: SBC
CONTACT:

PHN:
FAX:
E-MAIL:

CONSULTANT TEAM

LANDLORD/OWNER: _____
CONSTRUCTION MANAGER: _____
LEASING/ ZONING: _____
PLANNER: _____
RF ENGINEER: _____
DATE: _____

APPROVALS

APPLICANT/LESSEE:

METRO PCS INC. PHONE: (510) 747-4600
1080 MARINA VILLAGE PARKWAY FAX: (510) 748-1823
4TH FLOOR
ALAMEDA, CA. 94501
CONTACT: KERSEN RUTHERFORD, PROJECT MANAGER
PHONE: (510) 747-4664 FAX: (510) 748-1823
CONTACT: JENNIFER ESTES, ZONING MANAGER
PHONE: (510) 420-5701 FAX: (510) 420-5702

PROPERTY INFORMATION:

OWNER: PACIFIC GAS & ELECTRIC CO.
ADDRESS: 77 BEALE ST., B26L
SAN FRANCISCO, CA 94105
CONTACT: MICHAEL SULLIVAN, PROJECT MANAGER
PHONE: (415) 973-6681
A.P.N.: 523-38-025

PROJECT INFORMATION:

AREA OF CONSTRUCTION: EQUIP. LEASE AREA = 200 SQ. FT.

OCCUPANCY TYPE: TELECOMMUNICATIONS FACILITY
CONSTRUCTION TYPE: TYPE V-NR
CURRENT ZONING: R-1-8
ZONING APPLICATION #: -

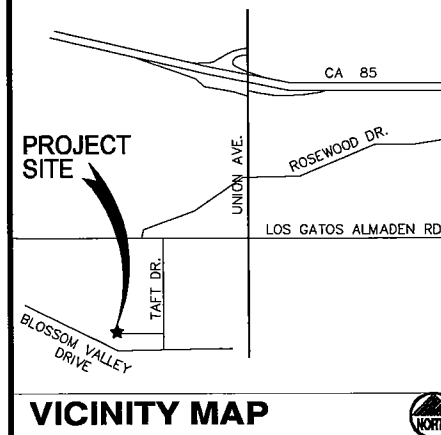
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR THE 'METROPCS' WIRELESS TELECOMMUNICATIONS NETWORK:
1. 'METROPCS' PANEL ANTENNAS MOUNTED ON (E) PG&E TOWER.
2. EQUIPMENT CABINETS MOUNTED ON PROPOSED CONCRETE PAD INSIDE (P) WOOD FENCE.
3. POWER & TELCO CABLE RUNS FROM EQUIPMENT TO SOURCE.
4. COAX RUNS FROM EQUIPMENT TO ANTENNAS.

PROJECT DESCRIPTION

CITY OF SAN JOSE



VICINITY MAP

START OUT GOING WEST ON MARINA VILLAGE PKWY TOWARD INDEPENDENCE DRIVE, RIGHT TO MARINER SQUARE DR, SLIGHT RIGHT TO WEBSTER ST/CA-260 N, ROAD BECOMES HARRISON ST, SLIGHT RIGHT TO 7TH ST, SLIGHT TO JACKSON ST, LEFT TO 5TH ST, MERGE ONTO I-880 S TOWARD SAN JOSE AND BECOMES CA-17 S, MERGE ONTO CA-85 TOWARD GILROY, EXIT UNION AVE, LEFT TO SAMARITAN DRIVE, RIGHT TO UNION AVE, RIGHT TO LOS GATOS ALMADEN RD, LEFT TO TAFT DRIVE, END AT 5449 TAFT DRIVE WITH CHAIN LINK GATE.

SITE DIRECTIONS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST APPLICABLE VERSION OF THESE CODES

- 1997 UBC AND 2001 CALIFORNIA AMENDMENTS
- 1999 NEC AND 2001 CALIFORNIA AMENDMENTS
- 2000 UMC AND 2001 CALIFORNIA AMENDMENTS
- 2000 UPC AND 2001 CALIFORNIA AMENDMENTS
- 2000 UFC AND 2001 CALIFORNIA AMENDMENTS
- LOCAL BUILDING CODES

CODE COMPLIANCE

SHEET	DESCRIPTION
T1	TITLE SHEET
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	EQUIPMENT & ANTENNA LAYOUT PLAN
A4	ELEVATIONS
A5	ELEVATIONS
LS1	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)
7	SHEETS TOTAL
ISSUED FOR: ZONING	

SHEET INDEX

DO NOT SCALE DRAWINGS. THIS IS A REDUCED SET IF LESS THAN 24X36

GENERAL CONTRACTOR NOTES

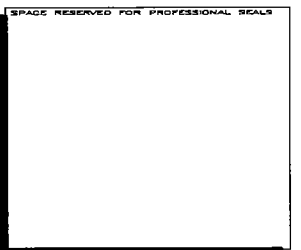
MetroPCS
1080 MARINA VILLAGE PARKWAY
FOURTH FLOOR
ALAMEDA, CA 94501
Phone: (510) 523-2610

DCI PACIFIC

ARCHITECTURE - ENGINEERING - PLANNING
3984-B AIRWAY AVENUE
COSTA MESA, CA 92626
TEL: 714-429-1400 FAX: 714-429-1404

A&E PROJECT #SF07090B

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RELEASE	DATE	DESCRIPTION:
△	07/30/04	PRELIMINARY ZD
△	08/04/04	FINAL ZD
△	09-10-04	FINAL ZD

REVISIONS	NO.	DATE
△		
△		
△		
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DRAWN BY: BC
CHECKED BY: BOK
APPROVED BY: DKD

SITE NAME

PG&E TAFT

SITE NUMBER

SF07090B

SITE ADDRESS

5449 TAFT DRIVE
SAN JOSE, CA 95124

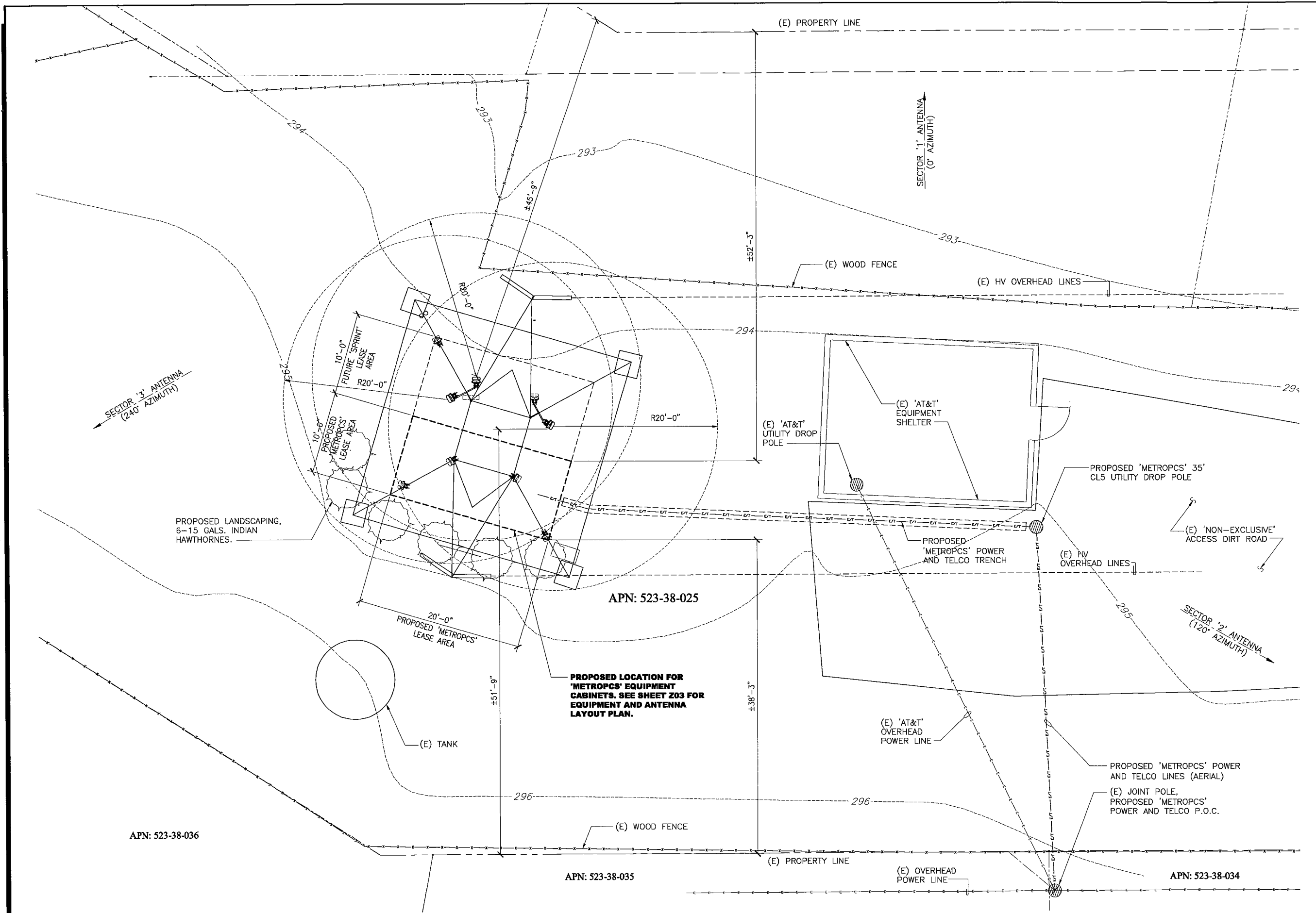
SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1

1



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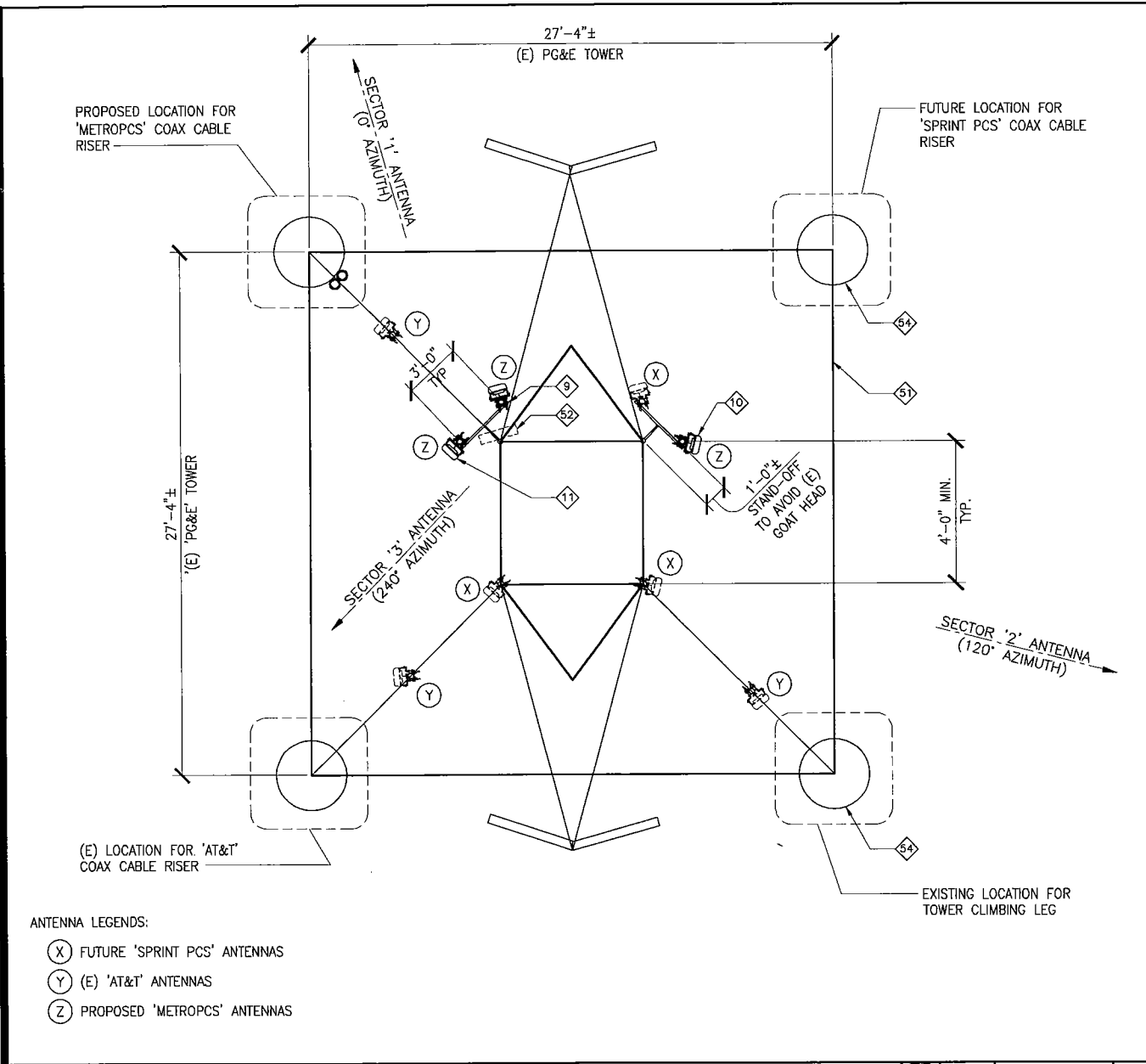
SITE ADDRESS

**5449 TAFT DRIVE
SAN JOSE, CA 95124**

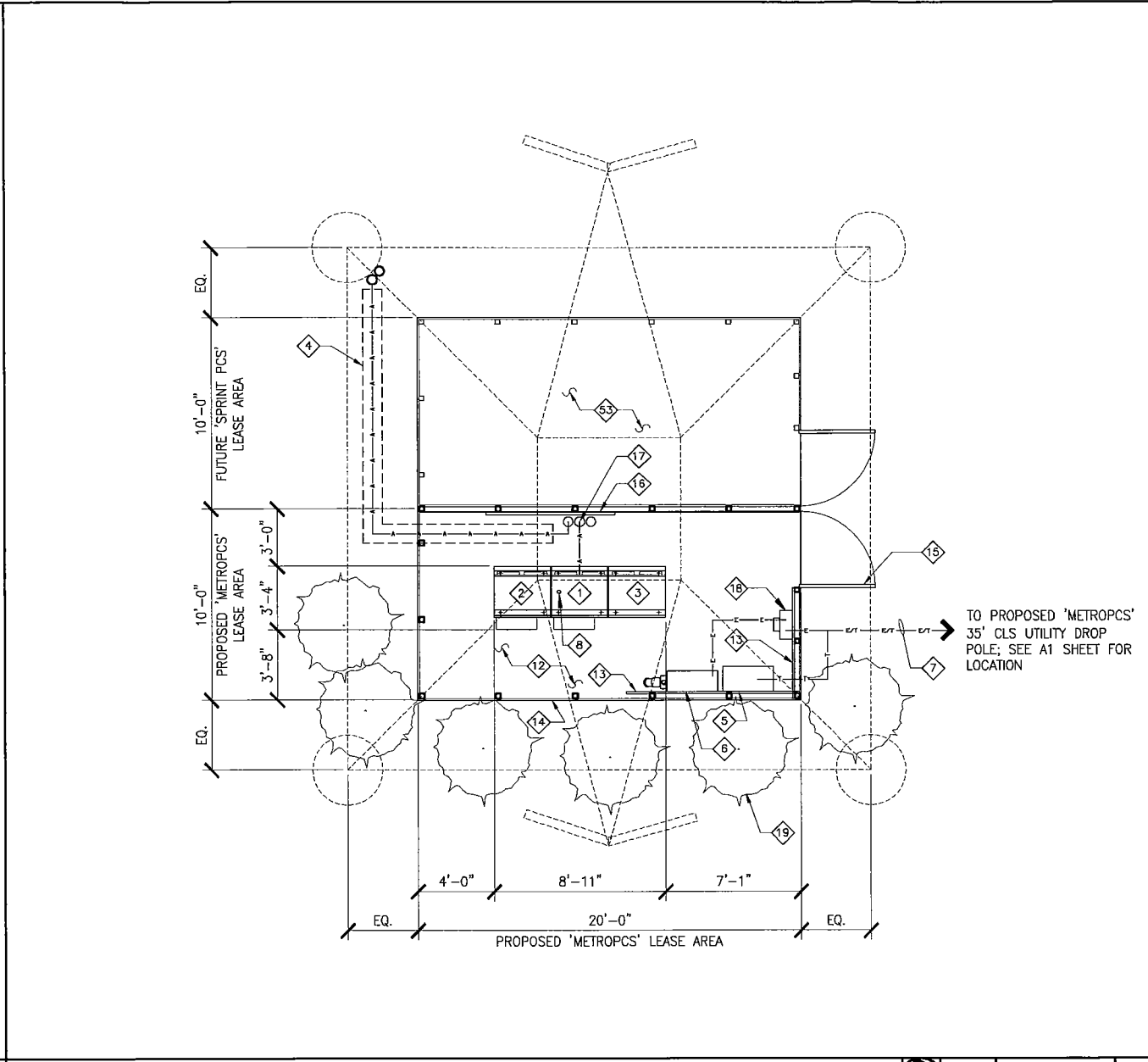
SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER



ANTENNA LAYOUT PLAN



EQUIPMENT LAYOUT PLAN

KEYNOTES:

- 1 PROPOSED 'METROPCS' PRIMARY MODCELL CABINET V4.0
- 2 PROPOSED 'METROPCS' GROWTH MODCELL CABINET V4.0
- 3 PROPOSED 'METROPCS' POWER CABINET
- 4 PROPOSED TRENCH FOR COAXIAL CABLES
- 5 PROPOSED 'METROPCS' HVP TELCO CABINET
- 6 PROPOSED 'METROPCS' POWER PROTECTION CABINET
- 7 PROPOSED 'METROPCS' POWER AND TELCO CONDUITS; SEE A1 SHEET FOR ROUTING AND P.O.C.

- 8 PROPOSED 'METROPCS' GPS ANTENNA, MOUNTED ON (P) 'METROPCS' EQUIPMENT
- 9 PROPOSED 'METROPCS' ANTENNA 'SECTOR 1' (0° AZIMUTH) 1 PER SECTOR, MOUNTED ON TOWER EXTENSION
- 10 PROPOSED 'METROPCS' ANTENNA 'SECTOR 2' (120° AZIMUTH) 1 PER SECTOR, MOUNTED ON TOWER EXTENSION
- 11 PROPOSED 'METROPCS' ANTENNA 'SECTOR 3' (240° AZIMUTH) 1 PER SECTOR, MOUNTED ON TOWER EXTENSION
- 12 PROPOSED 'METROPCS' 6" THK. CONCRETE SLAB
- 13 PROPOSED P1000 UTILITY MOUNTING FRAME
- 14 PROPOSED REDWOOD FENCE

- 15 PROPOSED REDWOOD ACCESS GATE
- 16 PROPOSED P1000 COAX MOUNTING FRAME
- 17 PROPOSED 'METROPCS' COAX CONDUIT STUB-UP, WITH SPRAY-ON CAULKING
- 18 PROPOSED 'METROPCS' METER MAIN
- 19 PROPOSED LANDSCAPING, 6-15 GALS. INDIAN HAWTHORNES.

- 20 THROUGH 50, NOT USED
- 51 (E) 'PG&E' TOWER
- 52 (E) MICROWAVE DISH
- 53 FUTURE 'SPRINT PCS' LEASE AREA
- 54 (E) TOWER CAISSON (TYPICAL)

KEYNOTES

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DRAWN BY: BC
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APPROVED BY: DKD

SITE NAME

PG&E TAFT

SITE NUMBER

SF07090B

SITE ADDRESS

**5449 TAFT DRIVE
SAN JOSE, CA 95124**

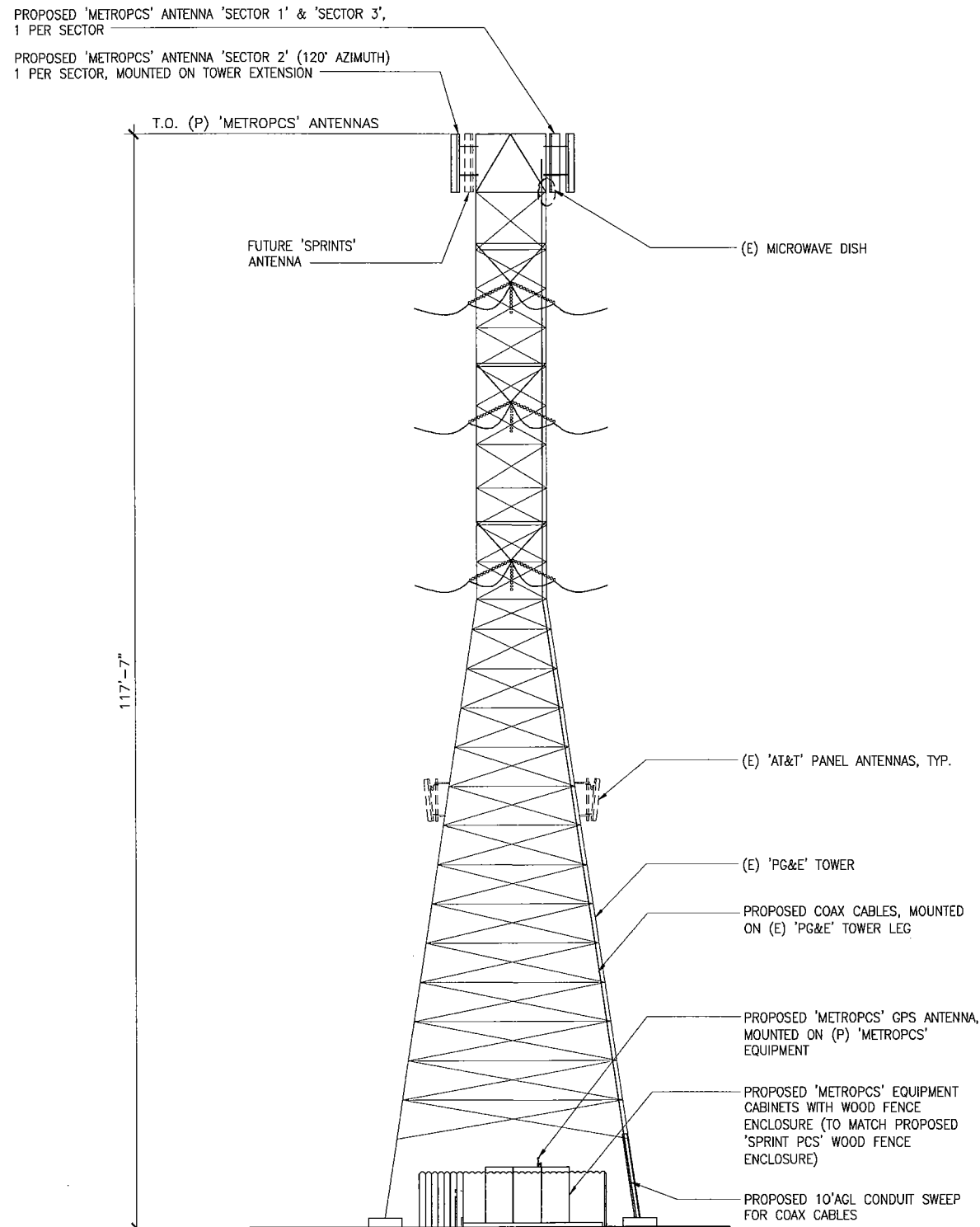
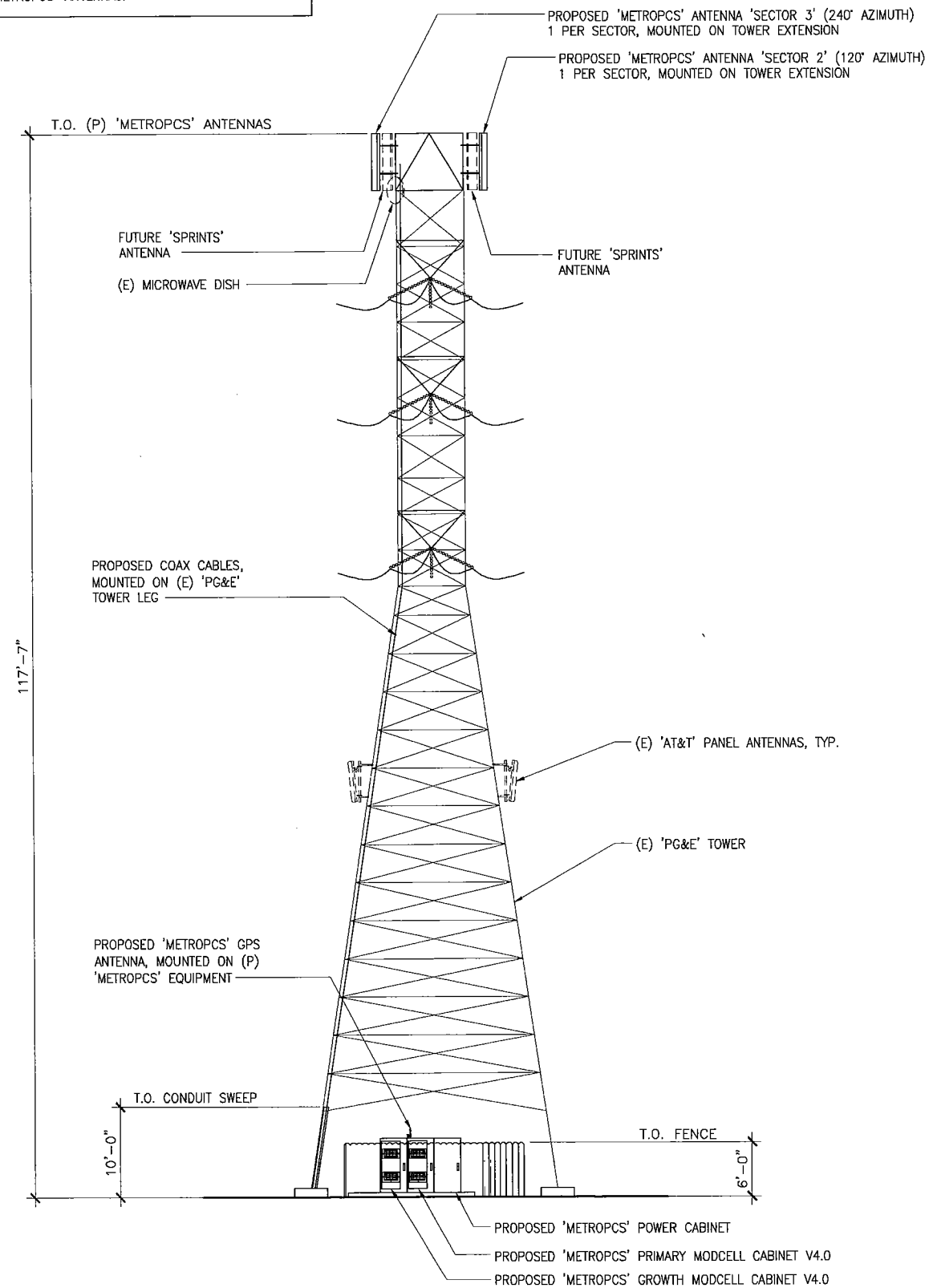
SHEET TITLE

**EQUIPMENT & ANTENNA
LAYOUT PLANS**

SHEET NUMBER

A3

NOTE:
FUTURE 'SPRINT PCS' ANTENNAS, SAME LEVEL WITH
'METROPCS' ANTENNAS.



SOUTH ELEVATION

SCALE: 1/8" = 1'
0' 4' 8'

NORTH ELEVATION

SCALE: 1/8" = 1'
0' 4' 8'

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APPROVED BY: DKD

SITE NAME

PG&E TAFT

SITE NUMBER

SF07090B

SITE ADDRESS

**5449 TAFT DRIVE
SAN JOSE, CA 95124**

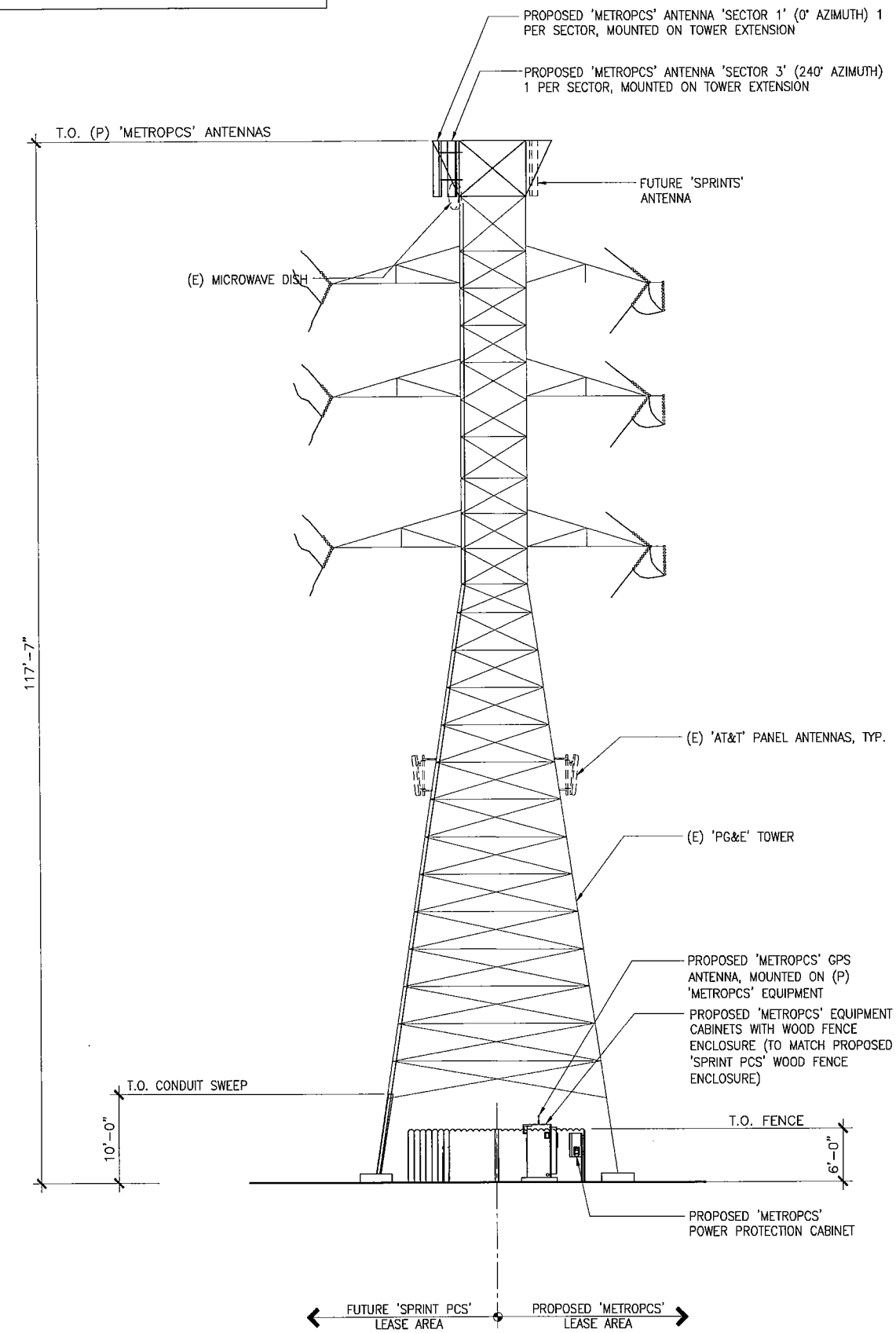
SHEET TITLE

ELEVATIONS

SHEET NUMBER

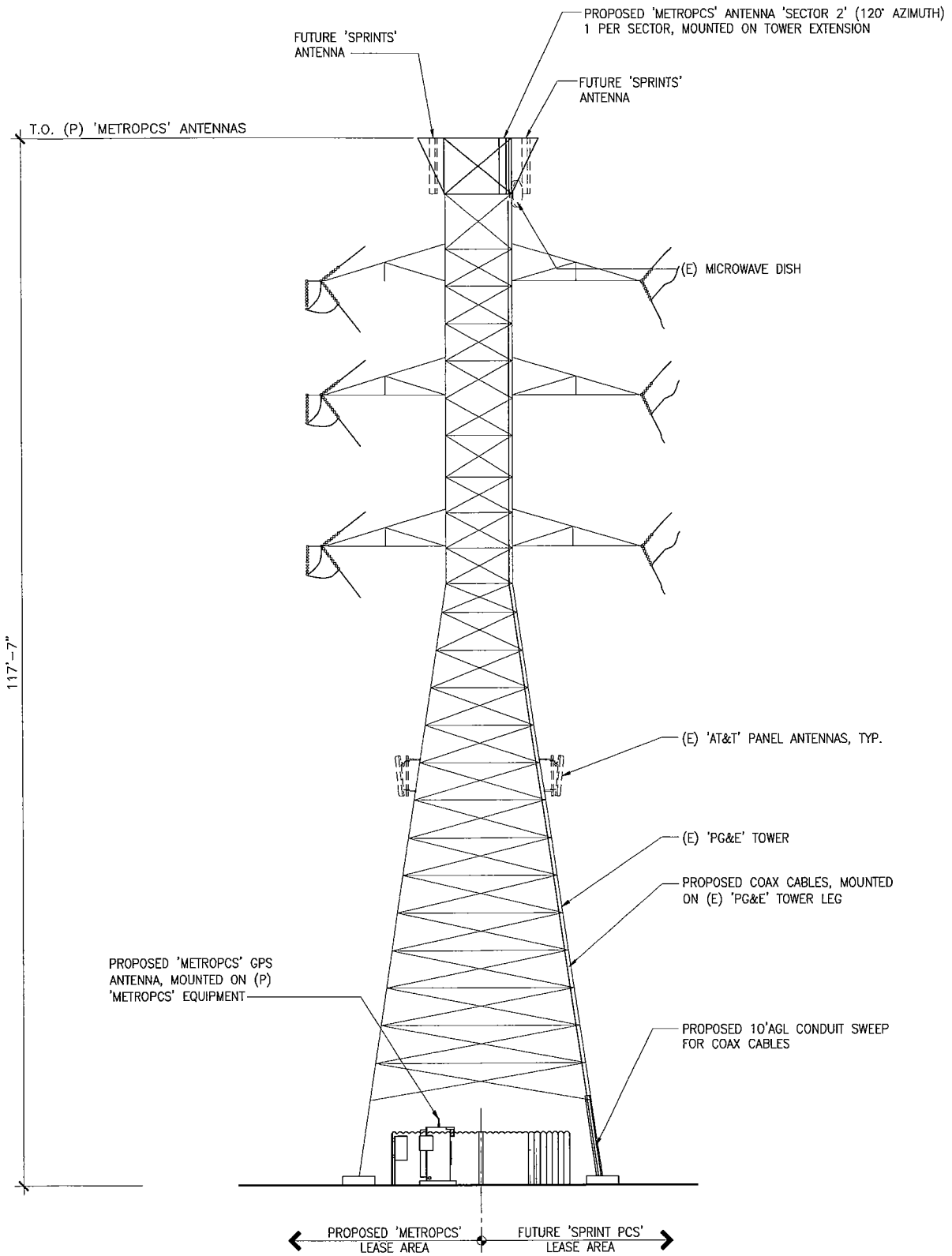
A4

NOTE:
FUTURE 'SPRINT PCS' ANTENNAS, SAME LEVEL WITH
'METROPCS' ANTENNAS.



SCALE:
1/8" = 1'

WEST ELEVATION



SCALE:
1/8" = 1'

EAST ELEVATION

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A&E PROJECT #SF07090B

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CHECKED BY: BOK
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SITE NAME

PG&E TAFT

SITE NUMBER

SF07090B

SITE ADDRESS

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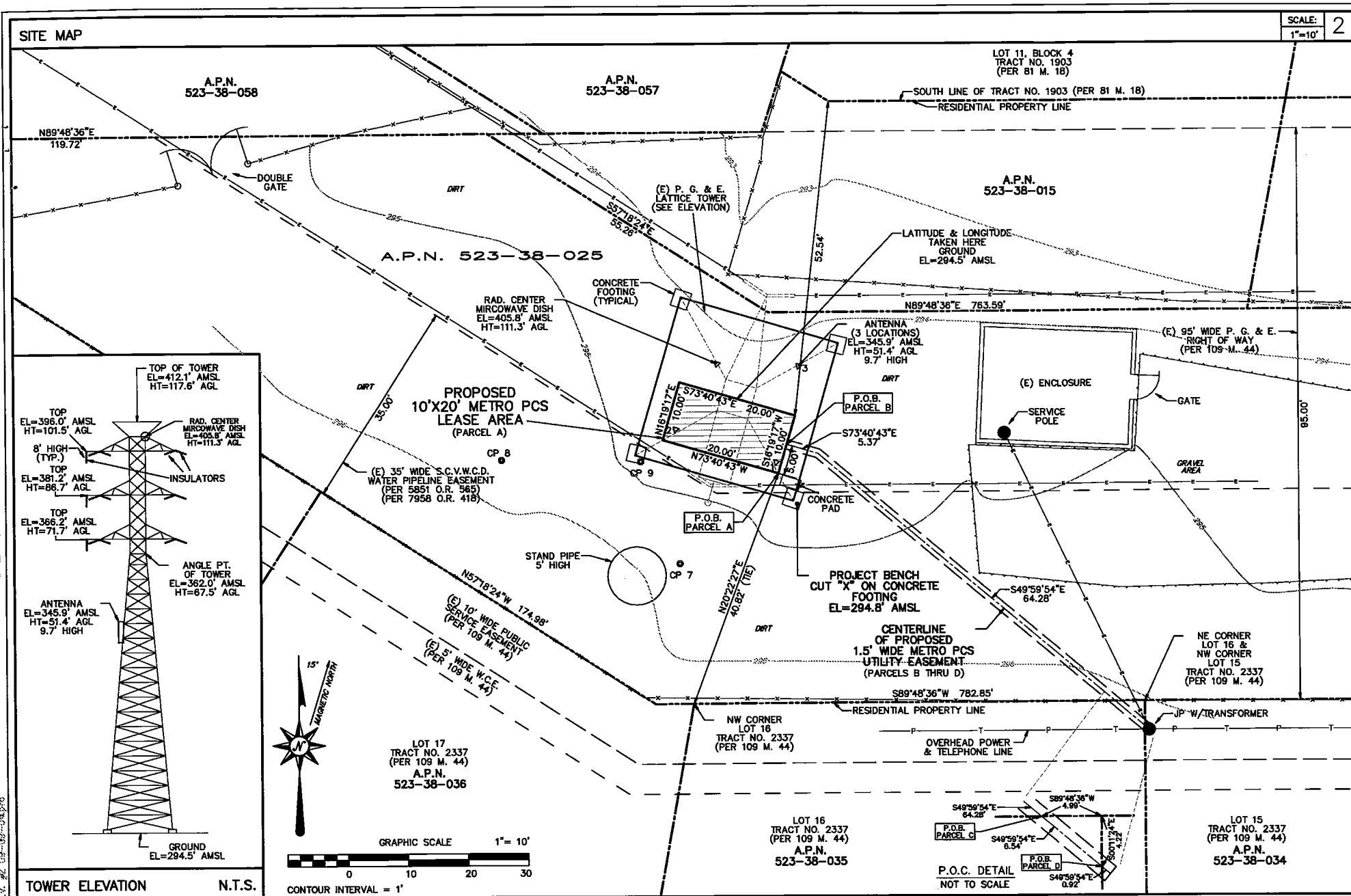
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A5

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LEGEND

MANHOLE	FIRE HYDRANT
LIGHT POLE	MONUMENT
TREE	HANDICAPPED PARKING
JOINT POLE	TELEPHONE POLE
POWER POLE	SPOT ELEVATION

DATE OF SURVEY: 07/20/04

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer, L.S. 5075, Expires 06/30/07

NOTES:

TITLE REPORT WAS NOT AVAILABLE AT TIME OF FIELD SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC SURVEY MAP, NOT A RECORD OF SURVEY. BOUNDARY LINES AND EASEMENTS SHOWN HEREON ARE BASED UPON A TITLE REPORT PROVIDED BY THE CLIENT AND INFORMATION GATHERED FROM LOCAL AND STATE AGENCIES COMBINED WITH MONUMENTATION LOCATING DURING THE FIELD SURVEY. THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

TITLE REPORT RECEIVED 09/08/04.

SUBJECT PROPERTY DESCRIPTION:

IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CLARA, CITY OF SAN JOSE, BEING THE LANDS OF PACIFIC GAS AND ELECTRIC COMPANY, PER DEED, RECORDED JANUARY 4, 1963, IN BOOK 5831, PAGE 570, SANTA CLARA COUNTY OFFICIAL RECORDS.

LEASE AREA DESCRIPTION (PARCEL A):

COMMENCING AT THE NORTHWEST CORNER OF LOT 16, TRACT NO. 2337, PER MAP OF SAID TRACT NO. 2337, RECORDED JULY 23, 1959, IN BOOK 109 OF MAPS AT PAGES 44 AND 45, SANTA CLARA COUNTY RECORDS; THENCE NORTH 20°22'27" EAST 40.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 73°40'43" WEST 20.00 FEET; THENCE NORTH 16°19'17" EAST 10.00 FEET; THENCE SOUTH 73°40'43" EAST 20.00 FEET; SOUTH 16°19'17" WEST 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 200 SQUARE FEET MORE OR LESS.

TOGETHER WITH AN ACCESS ROUTE FROM THE LEASE AREA TO THE PUBLIC ROAD. LOCATION TO BE DETERMINED AT A LATER DATE.

TOGETHER WITH UTILITY AND POWER ROUTES NECESSARY TO SERVE THE LEASE AREA SHOWN HEREON AS PARCELS B THRU D AND DESCRIBED IN THE ATTACHED EXHIBITS "A", "B" AND "C".

BASIS OF ELEVATIONS: NGVD 29 DATUM.

BASIS OF BEARINGS: AS INDICATED HEREON.

PROJECT BENCH: AS INDICATED HEREON.

OWNER'S INFORMATION: P. G. & E. 77 BEALE ST. SAN FRANCISCO, CA 94105. A.P.N. 523-38-025.

NET AREA OF UNDERLYING PARCEL(S): 1.33± AC. LEASE AREA: 200± SQ. FT.

FLOOD PLAIN ELEVATION OF LEASE AREA IN ZONE D, AS SHOWN ON FEMA FIRM MAP COMMUNITY-PANEL NUMBER 060349004D, DATED MAY, 1996, PER FEMA CD-ROM.

FAA 1A CERTIFICATION:

LATITUDE AND LONGITUDE DENOTED ON THIS PLAN ARE ACCURATE TO WITHIN 15± FEET HORIZONTALLY AND THE ELEVATIONS SHOWN ON THIS PLAN ARE ACCURATE TO WITHIN 3± FEET VERTICALLY.

ELEVATION OF GROUND AT GPS POINT: 294.5' AMSL

STRUCTURE HEIGHT: TOP OF TOWER/EL=412.1' AMSL/HT=117.6' AGL

LATITUDE: 37°14'22.87" LONGITUDE: 121°56'16.90" (NAD 27) LATITUDE: 37°14'22.67" LONGITUDE: 121°56'20.74" (NAD 83)

THE MAP WAS PREPARED FOR METRO PCS FOR THE PURPOSE OF FILING A PERMIT WITH THE CITY OF SAN JOSE.

VICINITY MAP

NOT TO SCALE

SAN JOSE

HWY. 85

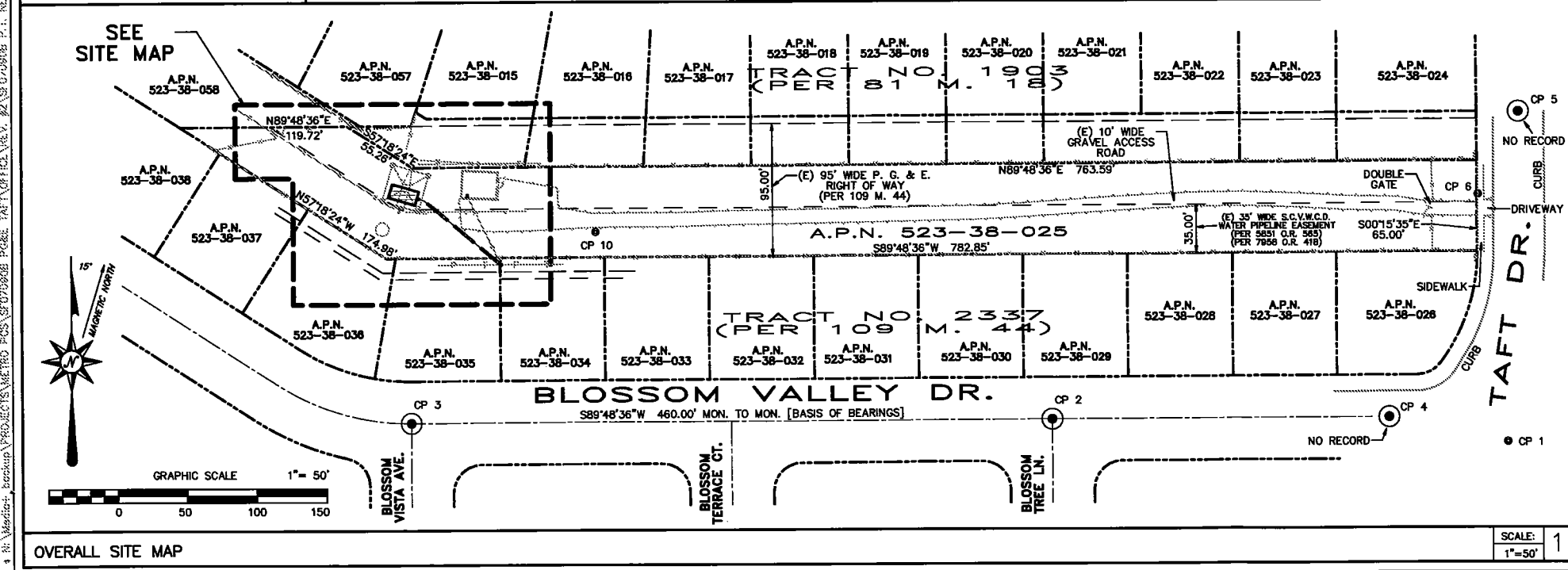
UNION AVE.

LOS GATOS ALMADEN RD.

PROJECT LOCATION

TAFT DR.

BLOSSOM VALLEY DR.



MetroPCS

1080 MARINA VILLAGE PARKWAY
4TH FLOOR
ALAMEDA, CA 94501
(510) 523-2610

PROJECT INFORMATION:

P. G. & E. TAFT
SF070908
5449 TAFT DR.
SAN JOSE, CA 95124
SANTA CLARA COUNTY

CURRENT ISSUE DATE:

09/09/04

ISSUED FOR:

PERMIT

REV.: DATE: DESCRIPTION: BY:

C	09/09/04	ISSUED FOR REV. #2	TCN
B	08/03/04	ISSUED FOR REV. #1	TCN
A	07/21/04	ISSUED FOR DRAFT #1	TCN

PLANS PREPARED BY:

Phil Auer Surveying

39382 Sutter Dr., Fremont, CA 94538
Phone: (510) 796-2101
Fax: (510) 894-0794
E-mail: auercats@ix.netcom.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

TCN	OPA	OPA
-----	-----	-----

LICENSURE:

PREPARED BY OR UNDER THE DIRECTION OF:

Oliver Philip Auer (Expires 06/30/07) L.S. 5075

SHEET TITLE:

SURVEY

SHEET NUMBER: **REVISION:**

LS1 **C**

SF070908